

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – September 26, 2002
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-80*)

Members: Henry P. Szymanski (*voting on items 2-63*)
Scott R. Winkler (*voting on items 2-80*)
Catherine M. Doyle (*voting on items 1-80*)
Roy B. Nabors (*voting on items 1-80*)

Alt. Board Members: Georgia M. Cameron (*voting on items 1*)
Donald Jackson (*voting on items 1, 64-80*)

START TIME: 2:05 p.m.

End Time: 7:42 p.m.

| <u>Item No.</u> | <u>Case No./ Case Type</u> | <u>Description</u> | <u>Premises Address/Ald. Dist.</u> |
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| 1 | 23664 Special Use | Wright Auto Sales Charles Wright;Property Owner Request to occupy the premises as a motor vehicle sales, repair and car washing facility. | 5003 N. Teutonia Av. 1st Dist. |
| Action: | | Denied | |
| Motion: | | Donald Jackson moved to deny the appeal. Seconded by Georgia Cameron. | |
| Vote: | | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |

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| 2 | 24245 Use Variance | American Stores Property Inc. Property Owner Request to continue occupying the premise as a retail sales facility (Jewel-Osco) with outdoor storage. Action: Dismissed Motion: Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | 123 W. Oklahoma Av. 14th Dist. |
| 3 | 24178 Special Use | The Salvation Army Adult Rehabilitation Center Maj. Mark Anderson/Robert G. Potter;Prospective Buyer Request to occupy the premises as a secondhand retail store. Action: Dismissed Motion: Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | 8008 W. Brown Deer Rd. 15th Dist. |
| 4 | 24372 Use Variance | Rev. Maddie Turner Property Owner Request to occupy the premise as a parking lot. Action: Dismissed Motion: Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | 2023 W. Cherry St. 17th Dist. |

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| 5 | 24379 Special Use | Cornell Stallworth Lessee Request to occupy the premise as a personal service facility (beauty salon). Action: Dismissed Motion: Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | 4861 N. Teutonia Av. 1st Dist. |
| 6 | 23989 Special Use | Valerie A. Moore Humble Beginnings Child Care;Lessee Request to occupy the premises as a day care for 80 children, ages 4 wks. - 12 yrs., from 6 a.m. to 12 a.m. Action: Dismissed Motion: Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | 208 E. Capitol Dr. 6th Dist. |
| 7 | 24205 Special Use | Sterling Subs, LLC Kimberly Sterling;Lessee Request to construct a new Type 'B' restaurant. Action: Dismissed Motion: Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | 4912 W. Burleigh St. A/K/A 4900 W. Burleigh St. 7th Dist. |

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| 8 | 24103 Special Use | TMG Enterprises, Inc. Julie Gill; Lessee Request to occupy the premises for used motor vehicle sales. | 5616 W. Lisbon Av. A/K/A 2617-19 N. 56th St. 7th Dist. |
| | Action: | Dismissed | |
| | Motion: | Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 9 | 24087 Special Use | Edna M. Hudson Lessee Request to occupy the premise as a group day care for 50-60 children, ages 4 wks to 12 years, Monday-Friday 5:30am-12:00am. | 6900 N. 76th St. A/K/A 6900-02 N. 76th St. 9th Dist. |
| | Action: | Dismissed | |
| | Motion: | Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 10 | 24451 Dimensional Variance | Trinity CBRF Prospective Buyer Request to occupy the premises as a community living arrangement for 8 adults. | 4003 W. Kiley Av. 9th Dist. |
| | Action: | Adjourned | |
| | Motion: | This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing. | |

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| 11 | 24511 Special Use | June M. Perry Property Owner Request to add a day care center for 40 children ages 5yrs-17+yrs, Monday-Friday 6:00am-9:00am, 3:00pm-9:00pm to the existing social service facility and community center. | 4828 W. Fond Du Lac Av. A/K/A 4828-30 W. Fond Du Lac Ave. 10th Dist. |
| | Action: | Dismissed | |
| | Motion: | Scott Winkler moved to dismiss the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 12 | 24474 Special Use | Daniel Neuman Lessee Request to occupy the premises as a tavern with a video game center. | 1753 S. Kinnickinnic Av. 12th Dist. |
| | Action: | Granted 10 yrs. | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains an occupancy certificate and complies with all commercial code requirements for taverns. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

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| 13 | 24484 Special Use | Medical College of Wisconsin Lessee Request to continue occupying the premises as a social service facility. | 1229-31 W. Historic Mitchell St. A/K/A 1213-37 W. Historic Mitchell St. 12th Dist. |
| | Action: | Granted 5 yrs. | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p> | |
| 14 | 24501 Special Use | Jim & Lisa Dutcher Lessee Request to continue occupying the premises as a second hand sales facility (antiques, collectables, and new items). | 2343 S. Kinnickinnic Av. A/K/A 2343-45 S. Kinnickinnic Ave. 14th Dist. |
| | Action: | Granted 5 yrs. | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the storefront windows remain as clear glass and are maintained in an attractive manner.</p> <p>5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p> | |

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| 15 | 24488 Special Use | <p>Scott S. Hantley Hantley Sandwich Inc.; Lessee</p> <p>Request to occupy a portion of the premises as a type 'B' restaurant.</p> <p>Action: Granted 10 yrs.</p> <p>Motion: Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | <p>683 S. Hawley Rd. 16th Dist.</p> |
| 16 | 24450 Special Use | <p>Andre Gray Lessee</p> <p>Request to occupy the premises as a general retail sales facility (candy & snack store).</p> <p>Action: Granted 3 yrs.</p> <p>Motion: Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. | <p>2003 N. 30th St. A/K/A 2001-03 N. 30th St. 17th Dist.</p> |

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| 17 | 24494 Dimensional Variance | Steve Malnory Prospective Buyer Request to divide the parcel and construct a two family residential dwelling without the required side setback. | 1525-27 W. State St. A/K/A 1521-31 W. State St. 17th Dist. |
| | Action: | Granted | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That an easement is created granting vehicular access rights to the west abutting parcel (AKA 1529-31 W. State St.) 5. That this Variance is granted to run with the land. | |
| 18 | 24495 Dimensional Variance | Steve Malnory Prospective Buyer Request to divide the parcel and construct a two family residential dwelling without the required side setback. | 1529-31 W. State St. A/K/A 1521-31 W. State St. 17th Dist. |
| | Action: | Granted | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That an easement is created granting vehicular access rights to this parcel from the east abutting parcel (AKA 1525-27 W. State St.) 5. That this Variance is granted to run with the land. | |

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| 19 | 24499 Special Use | Lullaby Day Care Center Inc. Barbara Sublett;Property Owner | 934-36 W. Center St. 17th Dist. |
| | | Request to continue occupying the premises as a day care center for 58 children, 2mo.-12yrs., Monday-Friday 6:00am-5:30pm. | |
| | Action: | Granted 10 yrs. | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant obtains an occupancy certificate and complies with all State commercial code requirements for a day care.</p> <p>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p> | |

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| 20 | 24463 Special Use | Milwaukee Islamic Dawa Center Inc. Property Owner Request to continue occupying the premises as a religious assembly hall and social service facility. | 5125 N. Teutonia Av. 1st Dist. |
| | Action: | Granted 5 yrs. | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code adopted by the Common Council (file # 991763). 5. That the proposed 16-foot high, 32 square foot pylon sign be eliminated and a revised sign plan be submitted which limits freestanding signage to a maximum height of 6 feet and a maximum area of 18 square feet. 6. That the submitted landscape plan is revised to meet the intent of city code. 7. That the revised signage plan and landscape plan should be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 8. That these Special Use permits are granted for a period of five (5) years, commencing with the date hereof. | |
| 21 | 24380 Special Use | Joye A. Peterson Property Owner Request to occupy the premise as a day care center for 50 children, 6wks-12yrs, Monday-Friday 6:00am-12:00am. | 7118-24 W. Center St. 2nd Dist. |
| | Action: | Adjourned | |
| | Motion: | This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing. | |

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| 22 | 24516 Special Use | <p>Thomas F. Gorak Property Owner</p> <p>Request to continue occupying the premises as a motor vehicle sales and repair facility with the addition of rental services facility.</p> <p>Action: Granted 10 yrs.</p> <p>Motion: Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code adopted by the Common Council (file # 991763). 5. That the petitioner shall maintain the site improvements, including landscaping in accordance with plans as approved by the Department of City Development. 6. That there be no additional signage. 7. That all previous conditions of the Board regarding this property are complied with. 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | <p>4212 N. 76th St. A/K/A 4200-12 N.76th St. 2nd Dist.</p> |

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| 23 | 24423 Use Variance | Timothy M. Miller Property Owner Request to park in the side yard setback. Action: Granted Motion: Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. | 1803 N. Astor St. 3rd Dist. |
| 24 | 24524 Special Use | William & Margaret Huettnner, Lorna & Bruce Mueller Prospective Buyer Request to occupy the 1st and 2nd floors of the premises as offices. Action: Granted 10 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-407 of the Milwaukee Zoning Code adopted by the Common Council (file # 991763). 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | 1841 N. Prospect Av. 3rd Dist. |

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| 25 | 24492 Special Use | Mohammed Rashaed & John Nelson Property Owner Request to occupy a portion of the premises(3rd floor) as a rooming house for 3 roomers. | 3131 W. Wells St. A/K/A 3125-31 W. Wells 4th Dist. |
| | Action: | Adjourned | |
| | Motion: | This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing. | |
| 26 | 24498 Use Variance | Milwaukee Institute of Art and Design Property Owner Request to occupy the premises as a dormitory (max. 14 people). | 143 N. Broadway 4th Dist. |
| | Action: | Adjourned | |
| | Motion: | This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing. | |
| 27 | 24519 Special Use | Emma Murry Family Day Care Property Owner Request to occupy the premises as a day care facility for 8 children ages 6wks-12yrs, Monday-Friday 6:30am-5:30pm. | 2200 N. 6th St. A/K/A 2200-02 N. 6th St. 6th Dist. |
| | Action: | Granted 10 yrs. | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains an occupancy certificate and complies with all State commercial code requirements for day care centers. 5. That the petitioner submits documentation of a play area of at least 750 square feet, approved by the State of Wisconsin. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |

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| 28 | 24520 Dimensional Variance | RACM Request to occupy the premises as a public park storage facility (boat storage). | 1990 N. Commerce St. 6th Dist. |
| | Action: | Granted | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. | |
| 29 | 24475 Special Use | Betty Dills Lessee Request to continue occupying the premises as day care center increasing the total number of children served to 39, ages 1yr-12yr, Monday- Friday 6:00am-9:00pm. | 2979 N. 17th St. A/K/A 2977-79 N. 17th St. 7th Dist. |
| | Action: | Granted | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a loading zone is obtained on N. 17th Street. 5. That the outdoor play area is not utilized after 8:00 P.M. 6. That signage is limited to a maximum of 18 square feet. 7. That this Special Use is granted for a period of time commencing with the date hereof and expiring on May 30, 2004. | |

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| 30 | 24515 Special Use | Spirit of Compassion Inc. Martha Roberts; Request to occupy the premises as a church. | 5017 W. Center St. A/K/A 5015 W. Center St. 7th Dist. |
| | Action: | Granted 5 yrs. | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Scott Winkler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant obtains an occupancy certificate and complies with all State commercial code requirements for a church.</p> <p>5. That a plan showing the layout of the parking lot is submitted to and approved by the Zoning Administration Group before the issuance of any permits.</p> <p>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p> | |
| 31 | 24433 Dimensional Variance | K.B. CO. 2601 LLC Property Owner Request to convert an existing 3 unit dwelling into a 4 unit residential dwelling. | 2601 S. 15th St. 8th Dist. |
| | Action: | Adjourned | |
| | Motion: | This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing. | |

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| 32 | 24461 Special Use | Jatter Bhiani Property Owner Request to occupy the premises as a type 'B' restaurant. | 2436 W. Mitchell St. 8th Dist. |
| | Action: | Adjourned | |
| | Motion: | This item has been adjourned at the request of an interested party and will be rescheduled at the next available hearing. | |
| 33 | 24467 Special Use | Normerstine Pullian Property Owner Request to occupy the premises as a family day care facility for 8 children, 4wks-12yrs, Monday-Friday 6:00am-12:00am. | 3866 N. 27th St. 10th Dist. |
| | Action: | Granted 2 yrs. | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there are no signs on the premises. 5. That there are no neighborhood concerns regarding the late-night hours of operation. 6. That the banner sign is removed. It should be noted that signage is not permitted for a family day care home. 7. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. | |

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| 34 | 24489 Special Use | Judith Barwick Lessee Request to occupy a portion of the premises as an antique store. | 5804 W. Forest Home Av. A/K/A 5818 W. Forest Home Ave. 11th Dist. |
| | Action: | Granted 3 yrs. | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no outdoor display or selling of merchandise. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That signage conforms to the sign standards of the Milwaukee Zoning Code adopted by the Common Council (file # 991763). 7. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. | |

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| 35 | 24391 Special Use | Bay View Community Center Property Owner Request to continue occupying the premises as a community center. | 1320 E. Oklahoma Av. 14th Dist. |
| | Action: | Granted 10 yrs. | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. | |
| 36 | 24387 Use Variance | Jimmy McClendon Property Owner Request to park in the front yard setback. | 8719 W. Spokane St. 15th Dist. |
| | Action: | Adjourned | |
| | Motion: | Scott Winkler moved to adjourn the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 37 | 24425 Special Use | AJA Enterprise, LLC Prospective Buyer Request to occupy the premises as a health clinic and a community base residential facility for 8 adults. | 8726 W. Mill Rd. 15th Dist. |
| | Action: | Adjourned | |
| | Motion: | This item was adjourned by staff and will be rescheduled at the next available hearing. | |

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| 38 | 24462 Dimensional Variance | Julie M Berkec Property Owner Request to convert the 3 unit dwelling into a 4 unit residential dwelling. | 4911 W. Wells St. A/K/A 4909-11 W. Wells St. 16th Dist. |
| | Action: | Denied | |
| | Motion: | Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 39 | 24491 Special Use | Jose Desarden Prospective Buyer Request to occupy the premises as a motor vehicle repair facility (glass and tires). | 3623 W. National Av. A/K/A 3621-23 W. National Ave. 16th Dist. |
| | Action: | Granted 2 yrs. | |
| | Motion: | Henry Szymanski moved to grant the appeal. Seconded by Roy Nabors. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no work or storage of vehicles occurs within the public right of way. 5. That signage conforms to the sign standards of the Milwaukee Zoning Code adopted by the Common Council (file # 991763). 6. That no disabled or unlicensed vehicles or parts are stored outside. 7. That all repair work is conducted inside of the building. 8. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. | |

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| 40 | 24185 Dimensional Variance | Clear Channel Outdoor Lessee Request to construct a 10.5 ft x 36ft off premise advertising sign adjacent to the freeway. | 9715 W. Blue Mound Rd. 16th Dist. |
| | Action: | Adjourned | |
| | Motion: | Scott Winkler moved to adjourn this appeal. Seconded by Henry Szymanski. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 41 | 24470 Special Use | James Schulhof LLC 1722 LLC;Property Owner Request to occupy the premises as a rooming house. | 1722 W. Wells St. 17th Dist. |
| | Action: | Granted 5 yrs. | |
| | Motion: | Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains an occupancy certificate and complies with all State commercial code requirements for rooming houses. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |

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| 42 | 24342 Special Use | Ocoma Oil Sajan Makbul; Request to raze the existing motor vehicle repair facility and construct a motor vehicle pumping station and convenience store. | 3507 W. Wright St. 17th Dist. |
| | Action: | Adjourned | |
| | Motion: | This item was adjourned at the request of the Alderman and will be rescheduled at the next available hearing. | |
| 43 | 24377 Special Use | Flent & Bernice Watson Property Owner Request to occupy the premise as a day care center for 50 children, 4wks-13yrs, Monday-Saturday 24 hrs. per day. | 1412 W. Atkinson Av. 1st Dist. |
| | Action: | Granted 2 yrs. | |
| | Motion: | Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains an occupancy certificate and complies with all the State commercial code requirements for day care centers. 5. That a loading zone is obtained directly in front of the site on West Atkinson Avenue. 6. That signage conforms to the sign standards of the Milwaukee Zoning Code adopted by the Common Council (file # 991763). 7. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 8. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. | |

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| 44 | 24446 Special Use | Linda Anthony Linda's Child Care and Growth Center;Property Owner Request to occupy the premises as a day care center for 25 children, ages 6 weeks to 12 years, 6:30 AM to 12:00 AM. | 4585 N. 23rd St. 1st Dist. |
| | Action: | Adjourned | |
| | Motion: | This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing. | |
| 45 | 24281 Special Use | Jamil M. Owens Lessee Request to add motor vehicle sales to the existing car wash. | 4900 N. Hopkins St. 1st Dist. |
| | Action: | Granted 5 yrs. | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner implement and maintain landscaping and screening in accordance to the landscape and screening plan approved by the Department of City Development. Screening should include the installation of an opaque wood fence adjacent to the abutting residence.</p> <p>5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</p> <p>6. That all previous conditions of the Board regarding this property are complied with.</p> <p>7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p> | |

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| 46 | 24251 Special Use | Leroy Holmes Property Owner | 2462 W. Capitol Dr. 1st Dist. |
| | | Request to occupy the premise as a motor vehicle repair center. | |
| | Action: | Granted 1 yrs. | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski. Board member Nabors voted nay on the motion. | |
| | Vote: | 4 Ayes, 1 Nays, 0 Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no disabled or unlicensed vehicles or parts are stored outside. 5. That all repair work is conducted inside of the building. 6. That the storefront windows are maintained in an attractive manner. 7. That a dimensioned and scaled site plan delineating the parking stalls is submitted to and approved by the Zoning Administration Group prior to the issuance of any permits. 8. That the parking lot is striped to identify parking stalls. 9. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. | |

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| 47 | 24410 Special Use | Susan Watkins Lessee Request to occupy the premises as a family day care facility for 8 children, 6wks-12yrs, Monday-Friday 6:00am-12:00am. | 4977 N. 46th St. 1st Dist. |
| | Action: | Granted 3 yrs. | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area is not utilized after 8:00 P.M. 5. That the facility have no signs on the premises. 6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. | |

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| 48 | 24452 Special Use | New Hope Missionary Baptist Church Lessee Request to occupy the premises as a family day care facility for 8 children, 6wks-12yrs, Monday-Friday 6:30am-6:00pm. Action: Granted 2 yrs. Motion: Roy Nabors moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 H. Szymanski Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there are no signs on the premises. 5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. | 2440 W. Atkinson Av. 1st Dist. |
| 49 | 24438 Special Use | Latasha A. Hines First Development Child Care Center;Property Owner Request to occupy the premises as a day care center for 8 children, ages 4 wks. to 13 yrs., 7 days per week, 24 hours per day. Action: Denied Motion: Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | 6915 W. Birch Ct. 2nd Dist. |

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| 50 | 24447 Special Use | Diane & Clorie Lawrence Angels From Above Christian Family Childcare;Property Owner Request to occupy the premises as a day care center for 8 children, ages 2 months to 12 years, 6 AM to 12 AM, Monday through Friday. | 5706 N. 65th St. 2nd Dist. |
| | Action: | Granted 2 yrs. | |
| | Motion: | Henry Szymanski moved to grant the appeal. Seconded by Roy Nabors. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That there are no signs on the premises.</p> <p>5. That the outdoor play area not be utilized after 8:00 p.m.</p> <p>6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</p> | |

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| 51 | 24456 Special Use | The Milwaukee Women's Center Carey Monreal, Pres. & CEO;Property Owner Request to continue occupying the premises as a social service facility. | 5444 W. Fond Du Lac Av. 2nd Dist. |
| | Action: | Granted 5 yrs. | |
| | Motion: | Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscape plans for the parking lot are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | |
| 52 | 24493 Special Use | Gloria Oglesby Property Owner Request to occupy the premises as a day care center for 18 children, 4wks-12yrs, 6:00am-6:00pm Monday-Sunday. | 4261 N. 68th St. 2nd Dist. |
| | Action: | Adjourned | |
| | Motion: | Scott Winkler moved to adjourn this appeal. Seconded by Henry Szymanski. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |

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| 53 | 24395 Special Use | Latonia Jackson Property Owner Request to occupy the premises as a day care center for 8 children, newborn-10yrs, Monday-Friday 6:30am-6:00pm. Action: Granted 2 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Roy Nabors. Board member Szymanski voted nay on the motion. Vote: 4 Ayes, 1 Nays, 0 Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there are no signs on the premises. 5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. | 4536 N. 50th St. 2nd Dist. |
| 54 | 24337 Special Use | Michael H. Coon Lessee Request to continue occupying the premises as a motor cycle repair facility. Action: Granted 5 yrs. Motion: Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the facility only offer Sunday hours (10:00 a.m. - 2:00 p.m.) during the months of May - September. 5. That all previous conditions of the Board regarding this property are complied with. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. | 8302 W. Lisbon Av. 5th Dist. |

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| 55 | 24442 Special Use | Kingdom of Heaven Christian Ministries, Inc. Laverne C. Ihm; Lessee | 9235 W. Capitol Dr. 5th Dist. |
| | | Request to continue occupying the western portion of lower level as a church. | |
| | Action: | Granted 5 yrs. | |
| | Motion: | Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That wheel stops or bumper posts be installed on all parking stalls immediately adjoining North 93rd Street to preclude vehicles from projecting into, driving on, or otherwise encroaching into the sidewalk area.</p> <p>5. That all previous conditions of the Board regarding this property are complied with.</p> <p>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p> | |

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| 56 | 24343 Special Use | Lantona T. Johnson Property Owner Request to occupy the premise as a 24 hr. family day care home for 8 children, 6wks-12yrs, Monday-Sunday. Action: Granted 3 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Roy Nabors. Board member Szymanski voted nay on the motion. Vote: 4 Ayes, 1 Nays, 0 Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the hours of operation be from 6:00 a.m. to 11:00 p.m. 5. That the outside play area not be utilized before 9:00 a.m. and after 8:00 p.m. 6. That the play area be located on the South side of the premises. 7. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. | 5316 N. 91st St. 5th Dist. |
| 57 | 24353 Appeal of an Order | Raymond L. Verbanac Property Owner Request to appeal an order of the Department of Neighborhood Services determining the occupancy to be a junkyard. Action: Denied Motion: The appeal of the order was denied. Roy Nabors moved to Uphold the order. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 S. Winkler Abstained. | 9009 W. Villard Av. 5th Dist. |

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| 58 | 24354 Appeal of an Order | Raymond L. Verbanac Property Owner Request to appeal an order of the Department of Neighborhood Services determining the occupancy to be a junkyard. | 8905 W. Villard Av. 5th Dist. |
| | Action: | Adjourned | |
| | Motion: | Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 59 | 24420 Special Use | Mrs. Daisy Ollie-Robinson Lessee Request to occupy the premises as a day care center for 28 children, 6wks-12yrs, Monday-Friday 6:30 a.m. to 8:00 p.m. | 323-A E. Garfield Av. A/K/A 323-25 E. Garfield Ave. 6th Dist. |
| | Action: | Granted 3 yrs. | |
| | Motion: | Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate and complies with current State commercial code for educational and institutional occupancies. 5. That all security gates are removed from the doors prior to occupancy. 6. That a loading zone is obtained in front of the site on East Garfield Avenue. 7. That signage is limited to a maximum of 18 square feet. 8. That the outdoor play area is not utilized after 8:00 P.M. 9. That the outdoor play area is separated from the parking area by some type of physical barrier such as bollards. 10. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. | |

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| 60 | 24417 Special Use | Mary Phillips Lessee Request to occupy the premises as a secondhand retail sales facility. | 3801 W. Center St. A/K/A 3801-03 W. Center St. 7th Dist. |
| | Action: | Granted 1 yrs. | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That no merchandise is displayed outside.</p> <p>5. That the storefront windows remain as clear glass and are maintained in an attractive manner.</p> <p>6. That signage conforms to the sign standards of the Milwaukee Zoning Code adopted by the Common Council (file # 991763).</p> <p>7. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.</p> | |

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| 61 | 24424 Special Use | Deborah A. Robinson Deborah's Small World DayCare Inc.;Lessee Request to occupy the premises as a 24 hr. family day care facility for 8 children, 6wks-12yrs, Monday-Friday. Action: Granted 3 yrs. Motion: Roy Nabors moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the outdoor play area not be utilized before 9:00 a.m. and after 8:00 p.m. 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. | 2512 N. 53rd St. 7th Dist. |
| 62 | 24426 Special Use | Jacquelyn Thompson Property Owner Request to occupy the premises as a family day care facility for 8 children, 6wks-12yrs, Monday-Friday 6:00am-10:00pm. Action: Granted 3 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Roy Nabors. Board member Szymanski voted nay on the motion. Vote: 4 Ayes, 1 Nays, 0 Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the play area not be utilized after 8:00 p.m. 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. | 2804 N. 18th St. A/K/A 2804-06 N. 18th St. 7th Dist. |

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| 63 | 24434 Special Use | Theodora McQueen Lessee Request to occupy the premises as a family day care facility for 8 children, 6wks-12yrs, Monday-Sunday 6:30am-12:00am. | 2735 W. Wright St. A/K/A 2733-35 W. Wright St. 7th Dist. |
| | Action: | Adjourned | |
| | Motion: | Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 64 | 24483 Special Use | Maryion Bean Mary Bean;Property Owner Request to occupy the premises as a 24hr day care facility for 8 children, 6wks-12yrs, Monday-Friday. | 2709 N. 46th St. 7th Dist. |
| | Action: | Adjourned | |
| | Motion: | Roy Nabors moved to adjourn the appeal. Seconded by Donald Jackson. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 65 | 24421 Special Use | Anzell Bratcher Lessee Request to occupy the premises as a indoor storage and wholesale trade facility. | 2233 W. Fond Du Lac Av. A/K/A 2229-31 W. Fond Du Lac Ave. 7th Dist. |
| | Action: | Granted 1 yrs. | |
| | Motion: | Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. | |

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| 66 | 24440 Special Use | Dennis A. Polzin Property Owner Request to continue occupying the premises as a motor vehicle pumping station, convenience store & car wash operating from 6 AM to midnight. | 3500-10 W. Lincoln Av. 8th Dist. |
| | Action: | Adjourned | |
| | Motion: | This item was adjourned by the Alderman and will be rescheduled at the next available hearing. | |
| 67 | 23771 Appeal of an Order | Midwest Rail & Dismantling, Inc. Lessee Request to appeal the order of the building inspector determining the use of the premises to be a junk yard. | 3301 W. Canal St. 8th Dist. |
| | Action: | Denied | |
| | Motion: | The appeal of the order was denied. Roy Nabors moved to uphold the order. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 68 | 24455 Special Use | Lekecia Lovett Lessee Request to occupy the premises as a day care center for 65 children, 6wks-12yrs, Monday-Friday 6:00am-6:00pm. | 6025 N. 62nd St. 9th Dist. |
| | Action: | Adjourned | |
| | Motion: | Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |

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| 69 | 24331 Special Use | Dasada Property Sharif Malik;Prospective Buyer | 5909 W. Good Hope Rd. 9th Dist. |
| | | Request to raze the existing gas station and construct a new motor vehicle pumping station and convenience store to be open from 5 a.m. to midnight. | |
| | Action: | Granted 10 yrs. | |
| | Motion: | Catherine Doyle moved to grant the appeal. Seconded by Donald Jackson. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That there is no outdoor storage or display of products or merchandise.</p> <p>5. That there is no outdoor display of banners or other advertising except that which is approved and on the site plan.</p> <p>6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code adopted by the Common Council (file # 991763).</p> <p>7. That signage conforms to the sign standards of the Milwaukee Zoning Code adopted by the Common Council (file # 991763), which permits a maximum height of 14 feet and a maximum sign area of 30 square feet for a type 'B' freestanding sign.</p> <p>8. That site illumination plans and signage plans must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits.</p> <p>9. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</p> <p>10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p> | |

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| 70 | 24381 Special Use | Amazing New Beginning Christian Youth Center Other Request to occupy the premise as a social service facility (youth center). | 3717-19 W. Fond Du Lac Av. 10th Dist. |
| | Action: | Granted 3 yrs. | |
| | Motion: | Roy Nabors moved to grant the appeal. Seconded by Donald Jackson. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. | |
| 71 | 24458 Special Use | Tamairo Moutry Lessee Request to occupy the premises as a 24hr day care facility for 8 children, 4wks-12yrs, Monday-Saturday. | 3370 N. 27th St. A/K/A 3370-72 N. 27th St. 10th Dist. |
| | Action: | Adjourned | |
| | Motion: | Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |

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| 72 | 24472 Special Use | Jeb Platt Living Recovery;Property Owner Request to occupy the premises as a social service facility. | 2319 W. Capitol Dr. A/K/A 2319-29 W. Capitol 10th Dist. |
| | Action: | Granted 2 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That documentation of the proposed off-street parking is submitted. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. | |
| 73 | 24487 Special Use | Charnjit Kaur Stark Food Market;Property Owner Request to raze and rebuild a convenience store on site. | 1301 W. Atkinson Av. 10th Dist. |
| | Action: | Adjourned | |
| | Motion: | This item was adjourned at the request of the Dept. of City Development and will be rescheduled at the next available hearing. | |

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| 74 | 24231 Special Use | C.W. Purpero, Inc. Lessee Request to occupy the premises as a crushing and recycling facility. | 3282 N. 35th St. 10th Dist. |
| | Action: | Granted | |
| | Motion: | Roy Nabors moved to grant the appeal. Seconded by Donald Jackson. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the hours of operation be limited to 8:00 A.M. to 5:00 P.M. Monday through Friday.</p> <p>5. That no additional truck loads of material be delivered to the site after July 18, 2002.</p> <p>6. That the petitioner construct a berm on the south side of the premises to minimize noise</p> <p>7. That the petitioner shall take sufficient measures to ensure that dust, debris or other potential nuisances be contained on site.</p> <p>8. That this Special Use is granted for a period of time commencing with the date hereof and expiring on January 24, 2003.</p> | |

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| 75 | 24196 Special Use | Henry Watson Sr. Property Owner | 3300 W. Burleigh St. 10th Dist. |
| | | Request to occupy the premise as a church without the required parking. | |
| | Action: | Granted 2 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Scott Winkler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant pursue the purchase of the lot to the west for the development of a parking lot.</p> <p>5. That signage conforms to the sign standards of the Milwaukee Zoning Code adopted by the Common Council (file# 991763).</p> <p>6. That this Special Use and this Variance are granted for a period of two (2) years, commencing with the date hereof.</p> | |

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| 76 | 24213 Special Use | <p>The House Of God Church Property Owner</p> <p>Request to occupy the premise as a church.</p> <p>Action: Granted 2 yrs.</p> <p>Motion: Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there are no outdoor rummage sales, outdoor storage of products or merchandise or other outdoor displays or signage other than that which is on the approved site plan. 5. That pavement marking is installed in the parking lot delineating the parking stalls. 6. That building signage not exceed forty (40) square feet 7. That freestanding signage not exceed a height of fourteen (14) feet and an area of thirty (30) square feet 8. That landscape plans are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. Landscaping must be installed within sixty (60) days after approval of the landscape plan. 9. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. | <p>4800-08 W. Fond Du Lac Av. A/K/A 4800-18 W. Fond Du Lac Ave. 10th Dist.</p> |
| 77 | 24030 Special Use | <p>Bulk Petroleum Corporation Prospective Buyer</p> <p>Request to occupy the premises as a motor vehicle pumping station with convenience store.</p> <p>Action: Adjourned</p> <p>Motion: Roy Nabors moved to adjourn the appeal. Seconded by Catherine Doyle.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> | <p>4907 W. Fond Du Lac Av. A/K/A 4901-07 W. Fond Du Lac Av. 10th Dist.</p> |

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| 78 | 24471 Use Variance | Border Patrol of Wisconsin, Inc. Richard Lepping, President; Property Owner Request to raze the existing structures and construct a type 'B' restaurant with a drive thru facility. | 3183-91 S. 76th St. 11th Dist. |
| | Action: | Granted 10 yrs. | |
| | Motion: | Donald Jackson moved to grant the appeal. Seconded by Scott Winkler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| | Conditions of Approval: | <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening plans are upgraded to meet the intent of city code. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code adopted by the Common Council (file # 991763). 6. That the pedestrian walkway that bisects the drive-thru lane be paved with concrete or other distinctive material to differentiate it from the adjoining asphalt. 7. That the freestanding sign not exceed a height of ten (10) feet. 8. That signage comply with the signage standards for NS1 zoning districts per s.295-407 of the Milwaukee Zoning Code adopted by the Common Council (file # 991763). Signage plans must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 9. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 10. That the restaurant not operate between the hours of Midnight and 7:00 A.M. 11. That there be no garbage pickup before 8:00 A.M. 12. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. | |

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| 79 | 23831 Special Use | Sandstone Petroleum, Inc. Jay Walia;Prospective Buyer Request to continue occupying the premises as a motor vehicle pumping station with a convenience store. | 6001 W. Burleigh St. A/K/A 3071 N. 60th St. 2nd Dist. |
| | Action: | Adjourned | |
| | Motion: | Scott Winkler moved to adjourn the appeal. Seconded by Catherine Doyle. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |
| 80 | 24413 Use Variance | Mian's Oil Corporation Inc. Riaz Mian;Property Owner Request to construct and occupy the premises as a motor vehicle pumping station and convenience store with accessory retail. | 3105 N. Holton St. A/K/A 3105 N. Holton Ave. & 424 E. Burleigh St. 6th Dist. |
| | Action: | Adjourned | |
| | Motion: | Roy Nabors moved to adjourn the appeal. Seconded by Scott Winkler. | |
| | Vote: | 4 Ayes, 0 Nays, 1 C. Zetley Abstained. | |

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Other Business:

Board member Winkler moved to approve the minutes of the August 1, 2002 and September 5, 2002 meetings. Seconded by Board member Doyle. Unanimously approved.

The Board set the next meeting for October 17, 2002.

Board member Doyle moved to adjourn the meeting at 7:42 p.m.. Seconded by Board member Winkler. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board